

SCARGILL  
MANN & CO

EST. 1995



45 Baker Street

, Burton-On-Trent, DE15 9LU

Price **£190,000**



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## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. bring to the market this traditional bay-windowed semi-detached property. The highlight of this residence is the generous rear garden. Inside, the gas-centrally heated accommodation offers an entrance hallway, a lounge, a dining room, and a kitchen.

### LOCATION

Baker Street is conveniently located for riverside walks and all local amenities, including schooling for all ages, doctors, a pharmacy, a dentist, a range of local convenience stores, and eateries.

### ACCOMODATION

This property offers scope for upgrading and extension subject to permissions.

### HALLWAY

6'0" x 13'6" incorporating stairs (1.83m x 4.11m incorporating stairs)

Entrance door opening into Hallway. Stairs off to first floor, useful under stairs storage cupboard. Ceiling light point and radiator. All doors leading off.

### LOUNGE

10'11" into chimney - 9'8" x 14'4" into bay (3.33m into chimney - 2.95m x 4.37m into bay )

A very light and airy room with a large walk-in bay window to the front aspect. Radiator, ceiling light point and gas fire.

### DINING ROOM

9'8" to chimney x 10'9" into chimney (2.95m to chimney x 3.28m into chimney )

Ceiling light point, radiator and attractive feature fireplace with living flame gas fire inset.

### KITCHEN

11'10" x 6'0" (3.61m x 1.83m )

Fitted with a range of base cupboards with wall mounted

cabinets. Worktops incorporate stainless steel sink and side drainer. There is space for a gas cooker and fridge-freezer. A window looks out to the side aspect. There is a radiator, ceiling light point and door out to the rear garden.

### LANDING

Stairs rise to the first floor landing having a window to the side aspect. Loft access point and door leading off to bedroom one.

### BEDROOM ONE

14'10" into bay x 9'10" to chimney breast (4.53m into bay x 3m to chimney breast)

Large bay window to the front aspect. Ceiling light point and radiator and is fitted with a range of built in wardrobes providing hanging space and shelving.

### BEDROOM TWO

12'0" to window x 9'10" to chimney breast (3.66m to window x 3.00m to chimney breast)

Has a window to the rear aspect, radiator, ceiling light point and a range of fitted wardrobes providing hanging space and shelving.

### BEDROOM THREE

6'0" x 7'6" (1.84m x 2.31m )

Has a window to the front aspect, radiator and ceiling light point.

### BATHROOM

5'10" x 6'5" in 8'5" max (1.80m x 1.96m in 2.57m max)

Equipped with a panel bath with electric shower over, pedestal hand wash basin and W.C. There is obscure window to the rear aspect, tile surrounds, ceiling light point, and radiator. A built in airing cupboard housing a domestic hot water and central heating tank and cold water header tank.

### OUTSIDE

The property sits back off Baker Street behind a block built wall, with drive and adjacent lawn with herbaceous

Tel: 01283548194

boarders. A path leads down the side of the property and opens into an extremely generous rear garden which is predominantly laid to lawn with ample space for sheds and green houses, with soft fruit bushes, herbaceous planting and large patio.

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates.

All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 00/2024) A - AB/TH



## Road Map



## Hybrid Map



## Terrain Map



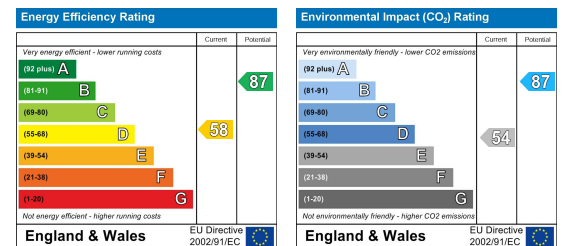
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.